177.0	0002	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	776,700	/	776,700
USE VALUE:	776,700	/	776,700
ASSESSED:	776,700	/	776,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMELO JOSE & ROSALINA
Owner 2:	
Owner 3:	
Street 1:	66 CLARK ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	DEMELO JOSE & ROSALINA/TRS -
Owner 2:	DEMELO TRUST -
Street 1:	109 RUBLEE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,245 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Vinyl Exterior and 2374 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7245.000	330,000	600	446,100	776,700
Total Card	0.166	330,000	600	446,100	776,700
Total Parcel	0.166	330,000	600	446,100	776,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.12 | /Parcel: 327.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119464
GIS Ref:
GIS Ref:
Insp Date: 07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,900	600	7,245.	446,100	776,600	776,600	Year End Roll	12/18/2019
2019	101	FV	261,200	600	7,245.	439,800	701,600	701,600	Year End Roll	1/3/2019
2018	101	FV	261,200	600	7,245.	337,800	599,600	599,600	Year End Roll	12/20/2017
2017	101	FV	261,200	600	7,245.	318,700	580,500	580,500	Year End Roll	1/3/2017
2016	101	FV	261,200	600	7,245.	293,200	555,000	555,000	Year End	1/4/2016
2015	101	FV	263,800	600	7,245.	274,100	538,500	538,500	Year End Roll	12/11/2014
2014	101	FV	263,800	600	7,245.	252,400	516,800	516,800	Year End Roll	12/16/2013
2013	101	FV	263,800	600	7,245.	252,400	516,800	516,800		12/13/2012

!13873!

PRINT

Date	Time
12/11/20	03:46:03

LAST REV

Date	Time
09/10/19	14:33:32
mmcmakin	

PAT ACCT. 13873

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMELO JOSE & R	1377-113		11/23/2009	Family	1	No	No		
DEMELO JOSE & R	1204-187		5/13/1999	Convenience	100	No	No		
DE MELO JOSE/ET	1180-132		11/26/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	119464
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2011	732	Re-Roof	7,860					
4/24/1998	230	Manual	2,000					REPLACE WDK
3/28/1997	101		20,000					ADDITION TO BUILDI

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2019	Mail Update	MM	Mary M
7/2/2018	MEAS&NOTICE	BS	Barbara S
10/27/2008	Meas/Inspect	163	PATRIOT
2/29/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	243	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7245		Sq. Ft.	Site		0	70.	0.88	6									446,145						446,100	

Total AC/HA: 0.16632 | Total SF/SM: 7245 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,145 | Spl Credit | Total: 446,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23333335
Const Adj.:	1.01757491
Adj $ / SQ:	119.226
Other Features:	91333
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405349
Depreciation:	75395
Depreciated Total:	329954

COMMENTS

OF=SINK IN BMT & 4 FIXTURES IN EA BTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

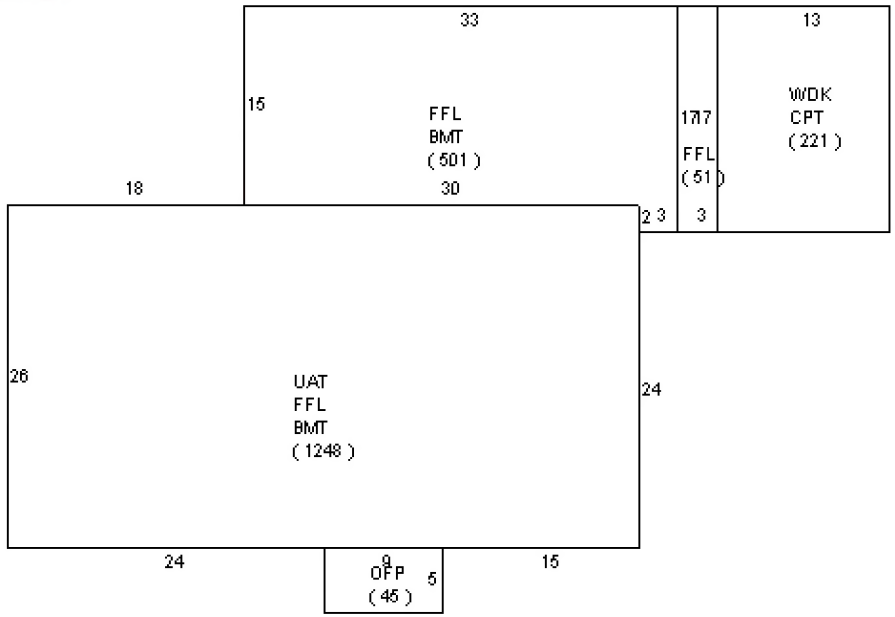
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	119.23
Special Features:	0	Val/Su Net:	75.90
Final Total:	330000	Val/Su SzAd	183.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,800	119.230	214,607
BMT	Basement	1,749	40.730	71,238
UAT	Upper Attic	312	66.770	20,831
CPT	Carport	221	13.390	2,959
WDK	Deck	221	10.710	2,367
OFP	Open Porch	45	44.770	2,015

Net Sketched Area:	4,348			Total:	314,017
Size Ad	1800	Gross Are	5284	FinArea	2374

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	15	G	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
42	Poultry Hous	D	Y	1	6X12	F	FR	1993	10.80	T	26	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600